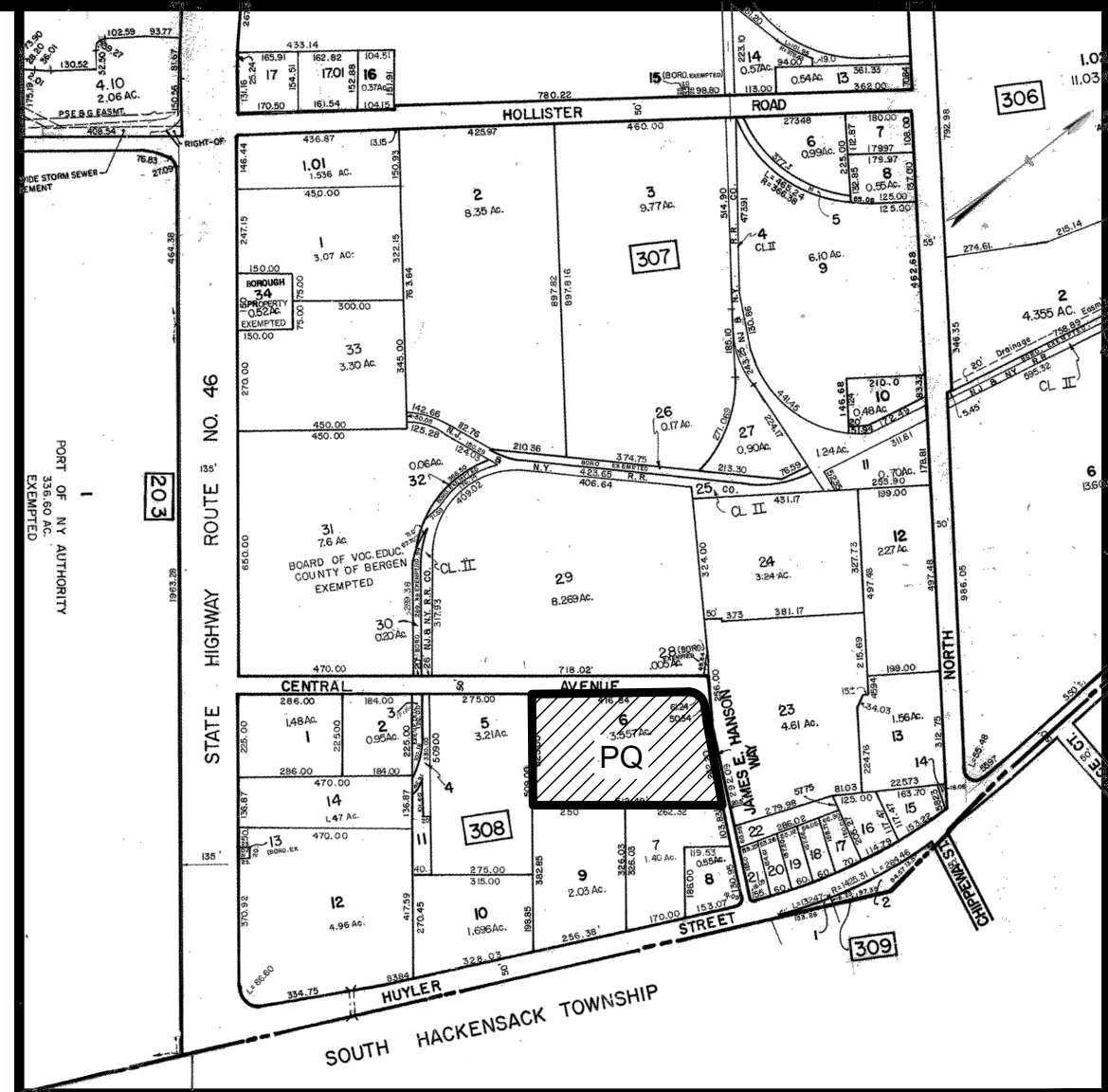
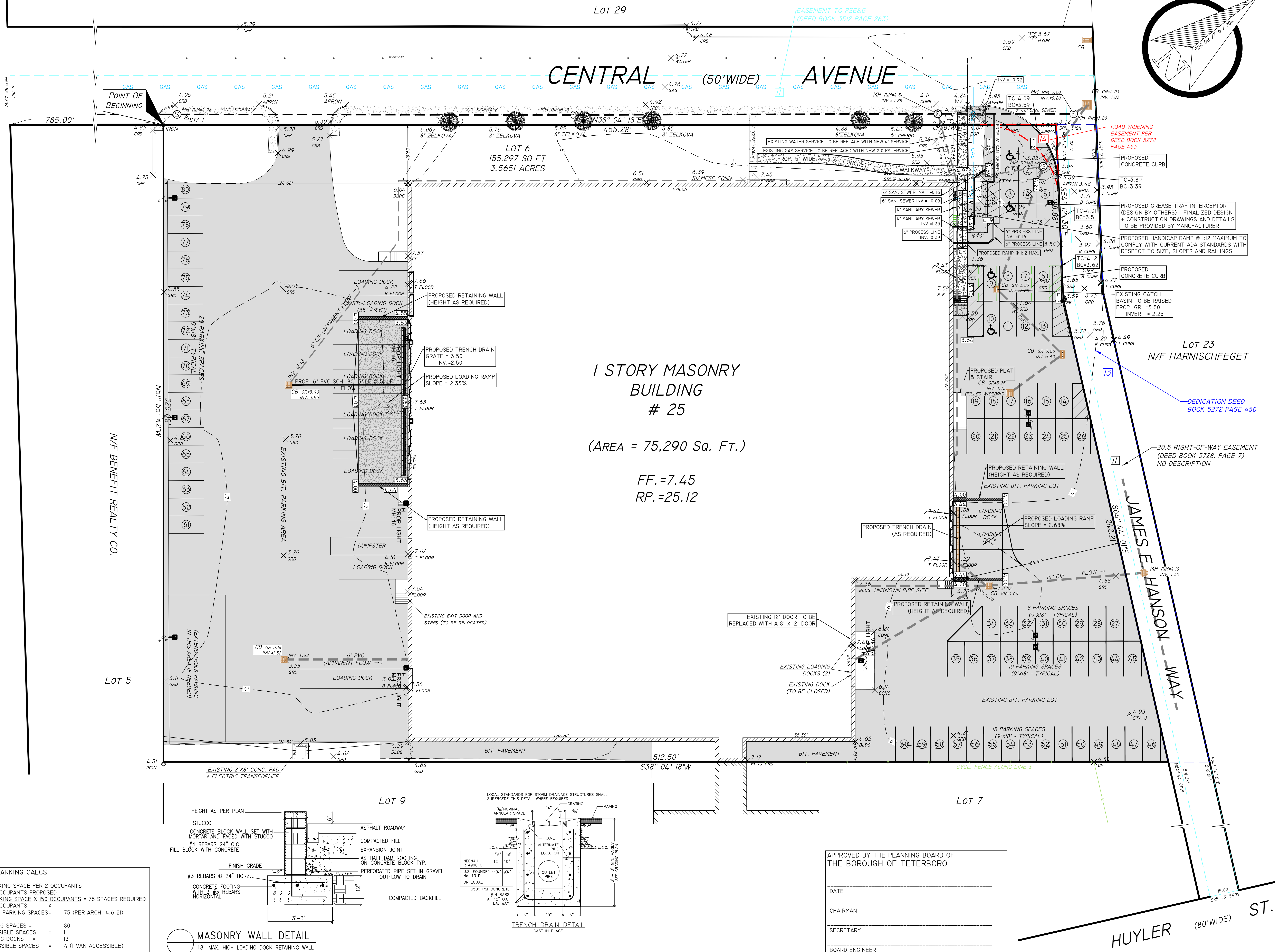




GENERAL NOTES

- DATUM IS NGVD 1929.
- LOCATION OF UTILITIES ARE APPROXIMATE ONLY. MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- AREA OF P.O. = 155,297 SQ. FT. = 3.5651 ACRES.
- COMMONLY KNOWN AS 25 CENTRAL AVENUE, TETERBORO, NEW JERSEY 07608.
- BEING KNOWN AS LOT 6 IN BLOCK 308 AS SHOWN ON CURRENT TAX MAP OF THE BOROUGH OF TETERBORO, COUNTY OF BERGEN AND STATE OF NEW JERSEY.
- REFERENCE: DEED BOOK 0776 PAGE 0024.
- BASED ON A DETAIL SURVEY OF PROPERTY PREPARED BY KOESTER ASSOCIATES PROFESSIONAL ENGINEERS & LAND SURVEYORS, HACKENSACK, NEW JERSEY, AND DATED JULY 31, 2019.
- PROPERTY IS LOCATED IN THE LID - ZONE (LIGHT INDUSTRIAL ZONE DISTRICT).
- BASED ON ARCHITECTURAL PLANS PREPARED BY CYBIL CYBIL WILHELM ARCHITECTS, AND DATED 08/26/2020.
- SEE ARCHITECTURAL PLANS FOR FLOOR AREA RATIO CALCULATIONS.
- SUBJECT TO FINALIZED ARCHITECTURAL PLANS.
- EXISTING UTILITIES TO BE REUSED IF PRACTICAL. MUST BE INSPECTED PRIOR TO CONSTRUCTION.
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- THE DEVELOPER MUST TAKE CAUTION WHEN COMPLETING THE FINAL GRADING OF THE PROPERTY SO AS NOT TO CAUSE INCREASED WATER RUNOFF ONTO THE ADJACENT PROPERTIES. IN THE EVENT A DRAINAGE PROBLEM PERSISTS, THE APPLICANT SHALL REMEDY THE MATTER AT HIS/HER OWN COST.
- AN AS-BUILT SURVEY DRAWING OF THE PROPERTY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF THE EXISTING SANITARY SEWER CONNECTION IS TO BE UTILIZED, THE BOROUGH REQUIRES VIDEO INSPECTIONS OF THE EXISTING SANITARY LINES TO ENSURE THE ADEQUACY OF THE LINE. THE APPLICANT SHALL PROVIDE A DVD OF THE VIDEO INSPECTION OF THE SANITARY LINE TO THE SUPERINTENDENT OF PUBLIC WORKS PRIOR TO CERTIFICATE OF OCCUPANCY.
- THE INSTALLATION OF THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, INCLUDING THE BOROUGH OF TETERBORO ZONING ORDINANCE.
- THE APPLICANT SHOULD BE AWARE THAT SOIL EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE ADA CURB RAMPS ON THE NORTHWESTERLY AND NORTHEASTERLY SIDE OF THE BUILDING FRONTING ON CENTRAL AVENUE, SHALL BE UPDATED.
- THE PARKING AREAS SHALL BE RESTORED.
- FIRE LANE MARKINGS SHALL BE ADDED ALONG THE DRIVEWAY ACCESS TO THE SOUTHERLY PARKING LOT.
- MANHOLE INVERTS TAKEN TO 'SLUDGE' LEVEL. MANHOLES + PIPES MUST BE CLEANED + ROUTED. PIPES NOT VISIBLE.
- HANDICAP CURB CUTS, RAMPS AND ACCESSIBLE PATH MUST BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS WITH RESPECT TO SLOPES AND WIDTH.
- THE HANDICAP PARKING SPACES MUST BE STRIPPED IN ACCORDANCE WITH CURRENT ADA STANDARDS WITH RESPECT TO LOCATION, SIZE, STRIPING AND SIGNAGE. VAN ACCESSIBLE PARKING SPACES REQUIRE AN EIGHT (8') FOOT PARKING SPACE WITH AN EIGHT (8') FOOT DROP OFF SPACE.

OWNER'S ADDRESS REPORT	PROPERTY OWNER	PROPERTY LOCATION
VERIZON 540 BRIDGE STREET NEWARK, NJ 07101	VERIZON 540 BRIDGE STREET NEWARK, NJ 07101	VERIZON 540 BRIDGE STREET NEWARK, NJ 07101
UNITED WATER, NJ 200 OLD HICK ROAD HARRINGTON PARK, NJ 07640	UNITED WATER, NJ 200 OLD HICK ROAD HARRINGTON PARK, NJ 07640	UNITED WATER, NJ 200 OLD HICK ROAD HARRINGTON PARK, NJ 07640
PSE&G 80 PARK PLACE NEWARK, NJ 07102	PSE&G 80 PARK PLACE NEWARK, NJ 07102	PSE&G 80 PARK PLACE NEWARK, NJ 07102
TIME WARNER CABLE 200 ROOSEVELT PLACE PASADENA PARK, NJ 07650	TIME WARNER CABLE 200 ROOSEVELT PLACE PASADENA PARK, NJ 07650	TIME WARNER CABLE 200 ROOSEVELT PLACE PASADENA PARK, NJ 07650
CONRAIL 400-307 STREET STATION PHILADELPHIA, PA 19104	CONRAIL 400-307 STREET STATION PHILADELPHIA, PA 19104	CONRAIL 400-307 STREET STATION PHILADELPHIA, PA 19104
NJ DEPARTMENT OF TRANSPORTATION 1000 PARKWAY AVENUE ON 600 TRENTON, NJ 08625	NJ DEPARTMENT OF TRANSPORTATION 1000 PARKWAY AVENUE ON 600 TRENTON, NJ 08625	NJ DEPARTMENT OF TRANSPORTATION 1000 PARKWAY AVENUE ON 600 TRENTON, NJ 08625
TRANS CONTINENTAL GAS COMPANY 50 PARKS ROAD PRINCETON, NJ 08540	TRANS CONTINENTAL GAS COMPANY 50 PARKS ROAD PRINCETON, NJ 08540	TRANS CONTINENTAL GAS COMPANY 50 PARKS ROAD PRINCETON, NJ 08540

FLOOD NOTE: By graphic showing only, this property is in Flood Zone X-1 (Special Flood Hazard Area) as shown on the Flood Insurance Rate Map (FIRM) No. 19003C0224B, dated 08/01/2019, and the National Flood Insurance Program (NFIP) policy No. 19003C0224B, dated 08/01/2019. The property owner is advised that the NFIP policy No. 19003C0224B, dated 08/01/2019, is a policy of insurance and does not constitute a warranty of any kind. The property owner is advised that the NFIP policy No. 19003C0224B, dated 08/01/2019, is a policy of insurance and does not constitute a warranty of any kind.

811 Always call before you dig. Call before you dig. 811

PROPERTY INFORMATION

STREET ADDRESS 25 CENTRAL AVE.

OWNER NAME LORENZO FOOD GROUP (JOHN LORENZO)

MALLING ADDRESS 196 COOLIDGE AVENUE, ENGLEWOOD, NEW JERSEY 07631

BLOCK 308 LOT 6

BOOK / PAGE 07776 / 00204

GRAPHIC SCALE

1 inch = 20 ft.

SHEET 1 OF 2

OFF-STREET PARKING CALC.

REQUIRED: 1 PARKING SPACE PER 2 OCCUPANTS

PROPOSED: 150 OCCUPANTS PROPOSED

CALCS. 1 PARKING SPACE X 150 OCCUPANTS = 75 SPACES REQUIRED

2 OCCUPANTS

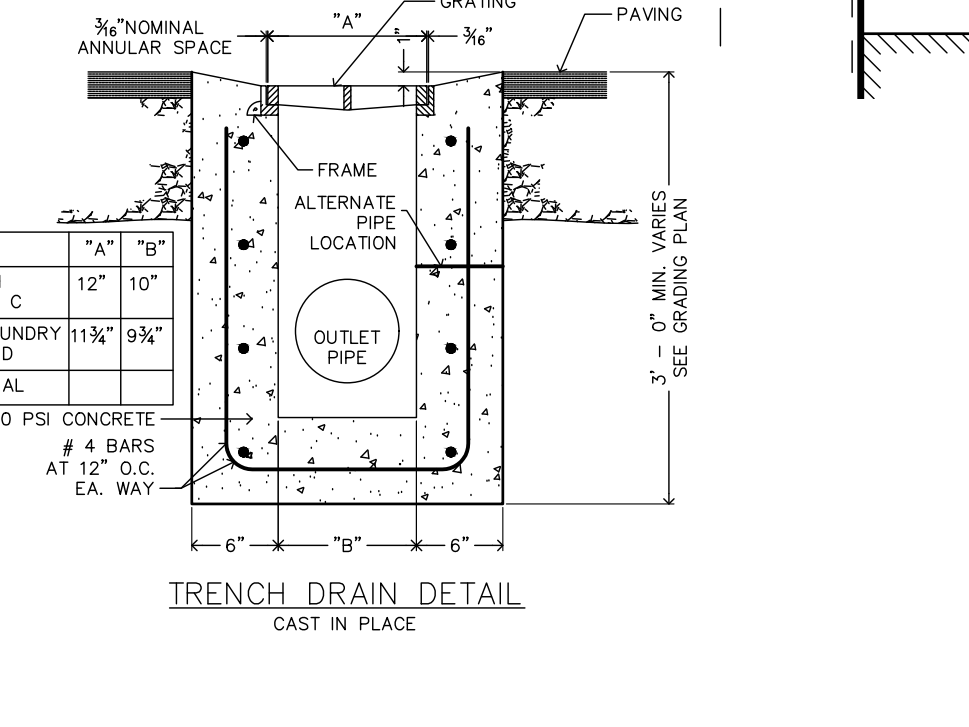
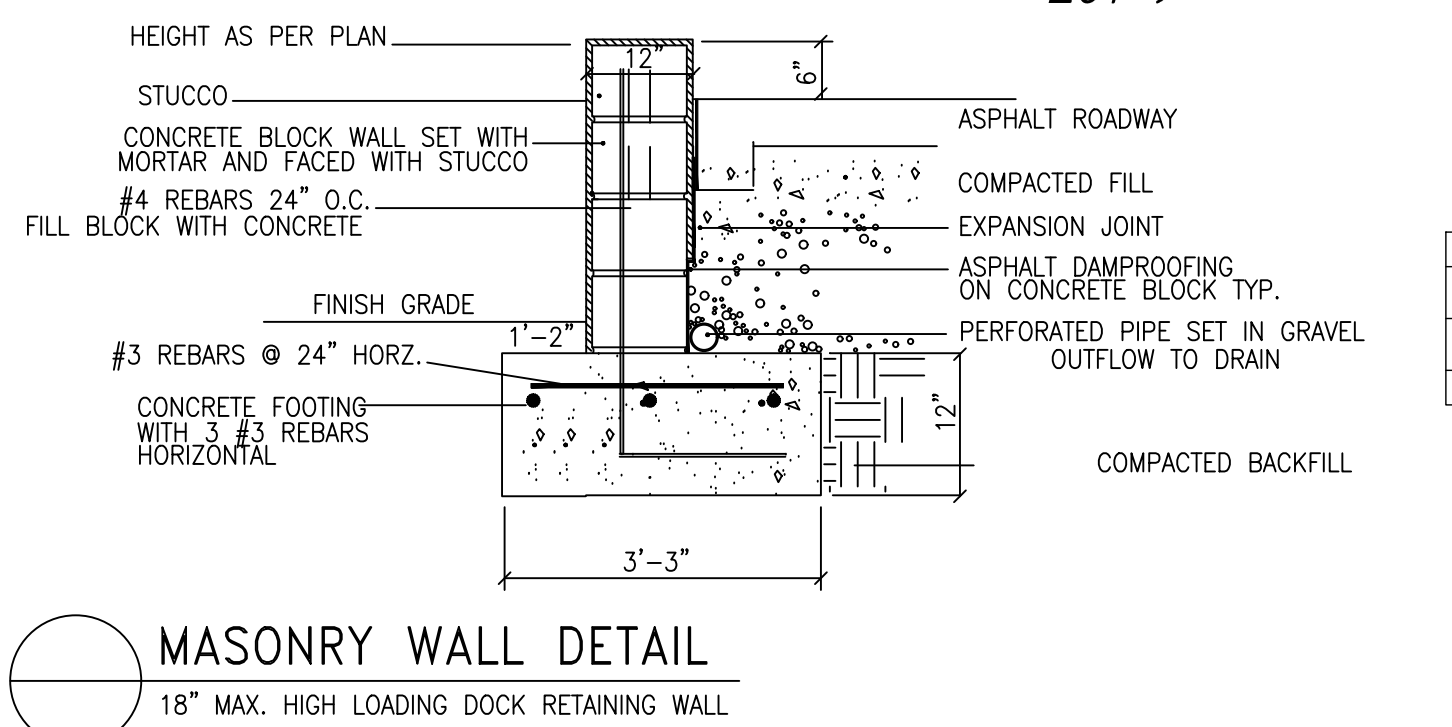
TOTAL REQUIRED PARKING SPACES= 75 (PER ARCH. 4.6.2)

EXISTING PARKING SPACES = 80

EXISTING ACCESSIBLE SPACES = 1

EXISTING LOADING DOCKS = 13

PROPOSED ACCESSIBLE SPACES = 4 (1 VAN ACCESSIBLE)



APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF TETERBORO

DATE _____

CHAIRMAN _____

SECRETARY _____

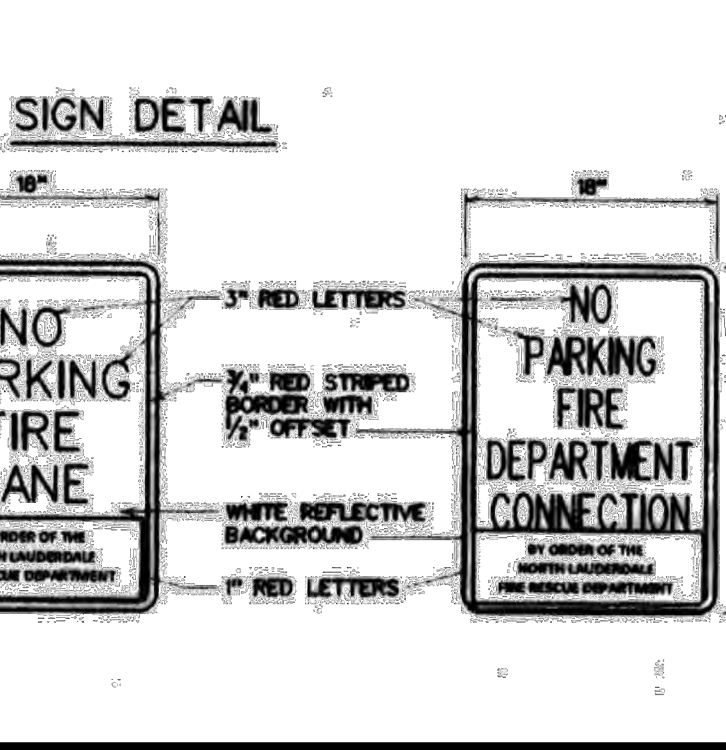
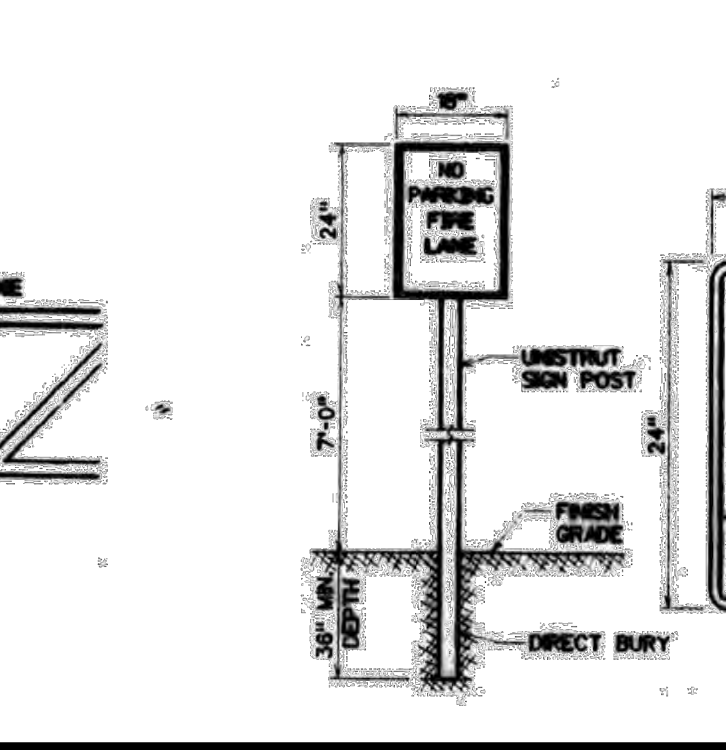
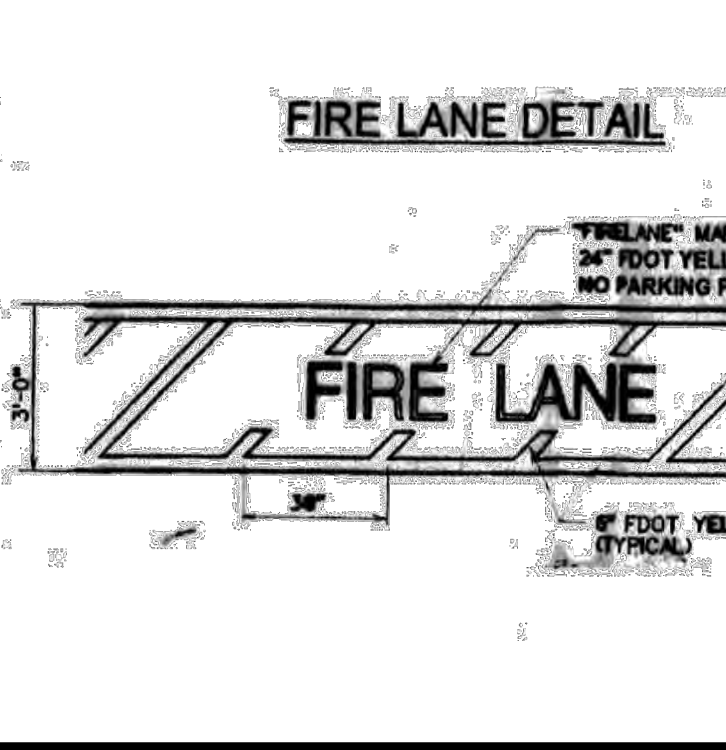
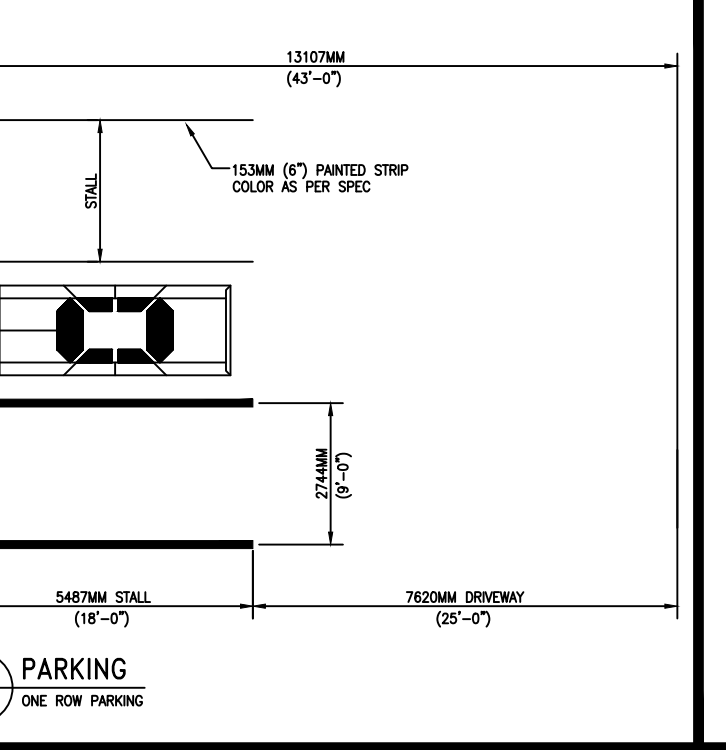
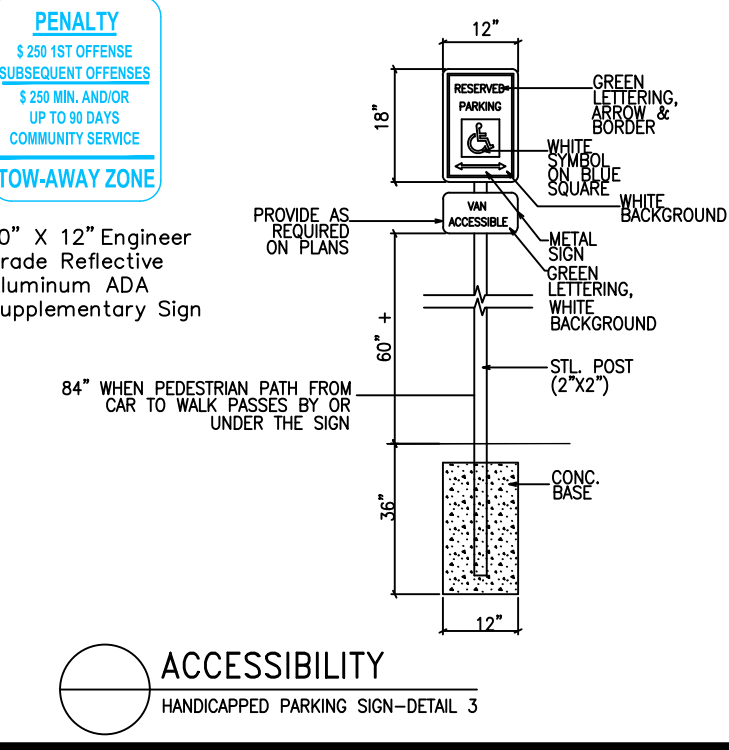
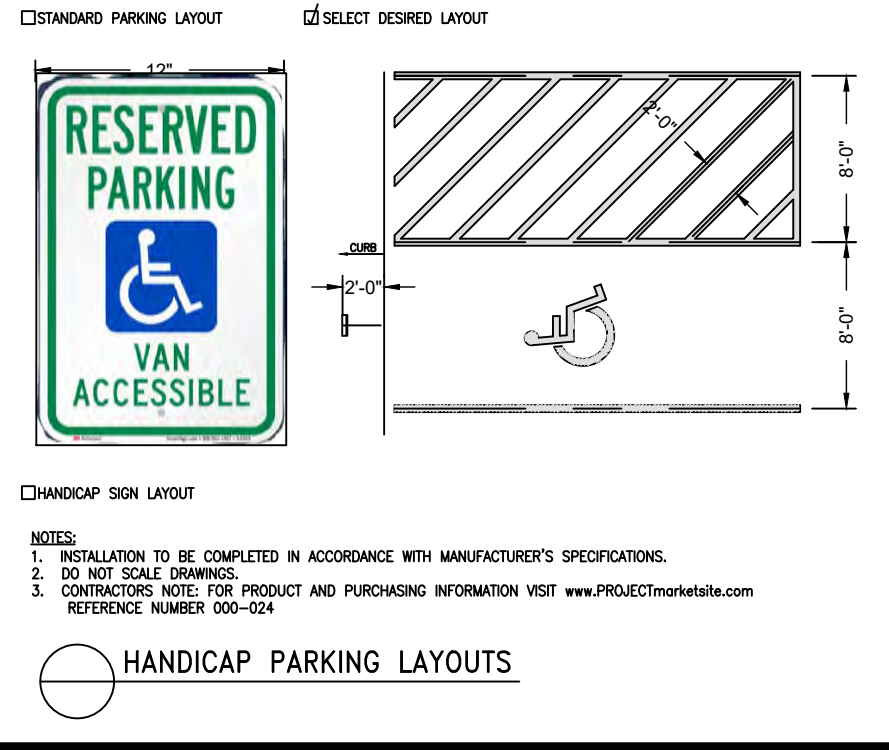
BOARD ENGINEER _____

SCHEDULE A - SCHEDULE OF REGULATIONS

(Borough of Teterboro)

LID ZONE (LIGHT INDUSTRIAL ZONE DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
DISTRICT	LID	LID	LID	CONFORMS
MINIMUM LOT AREA (SQ. FT.)	1 ACRE	3.56	3.56	CONFORMS
MINIMUM LOT WIDTH (FT.)	100	455.28	455.28	CONFORMS
MINIMUM LOT DEPTH (FT.)	150	325.00	325.00	CONFORMS
MINIMUM FRONT YARD (FT.)	35	29.66 **	29.66 **	PRE EXIST.
MINIMUM SIDE YARD (FT.)	15	53.67	53.67	CONFORMS
MINIMUM REAR YARD (FT.)	15	10.25 **	10.25 **	PRE EXIST.
MAX. LOT COVERAGE (%)	50%	48.47%	48.47%	CONFORMS
MAXIMUM F.A.R. (RATIO)	2.5	0.484	0.484	CONFORMS
MAXIMUM OPEN SPACE (%)	15	8.67 **	8.67 **	PRE EXIST.
MAXIMUM BUILDING HEIGHT	---	21.55	21.55	NO CHANGE



SITE PLAN

OF LOT 6 IN BLOCK 308

AS SHOWN ON THE TAX MAP OF THE BOROUGH OF TETERBORO BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 20'

DATE: 12/22/2020 REV. 01/27/2021 REV. 03/26/2021

REV. 01/20/2021 REV. 03/17/2021 REV. 04/26/2021

STEVEN L. KOESTER

P.E. & L.S. NJ LIC. # 27901 / NY LIC. # 50865 Phone: 201.342.6264

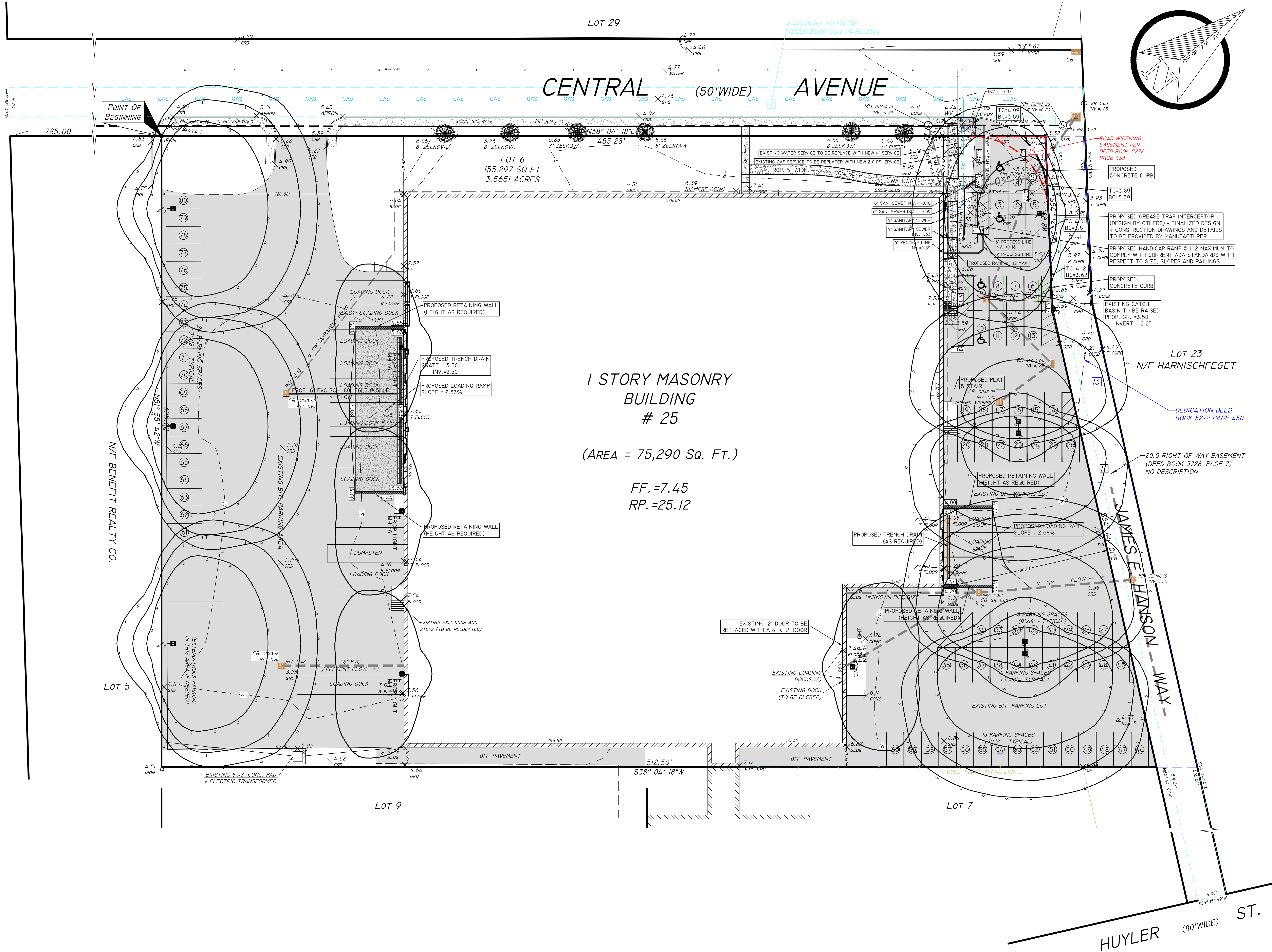
KOESTER ASSOCIATES Fax: 201.342.4838

PROFESSIONAL ENGINEERS & LAND SURVEYORS info@koesterassociates.com

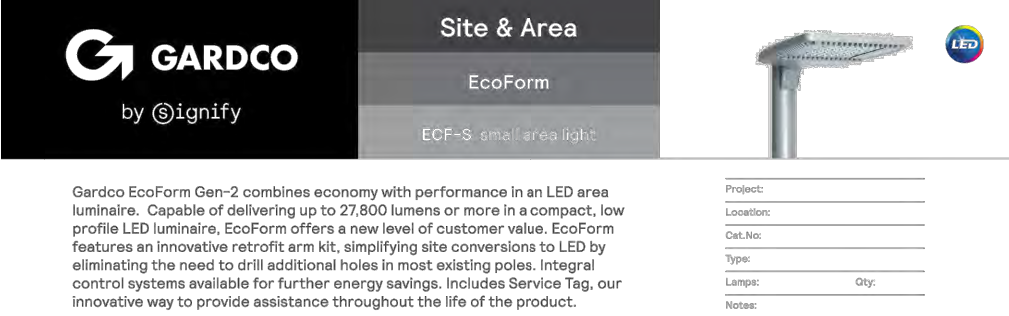
P.O. BOX 514 HACKENSACK, N.J. 07602 www.koesterassociates.com

NEW JERSEY STATE HIGHWAY (135' WIDE)

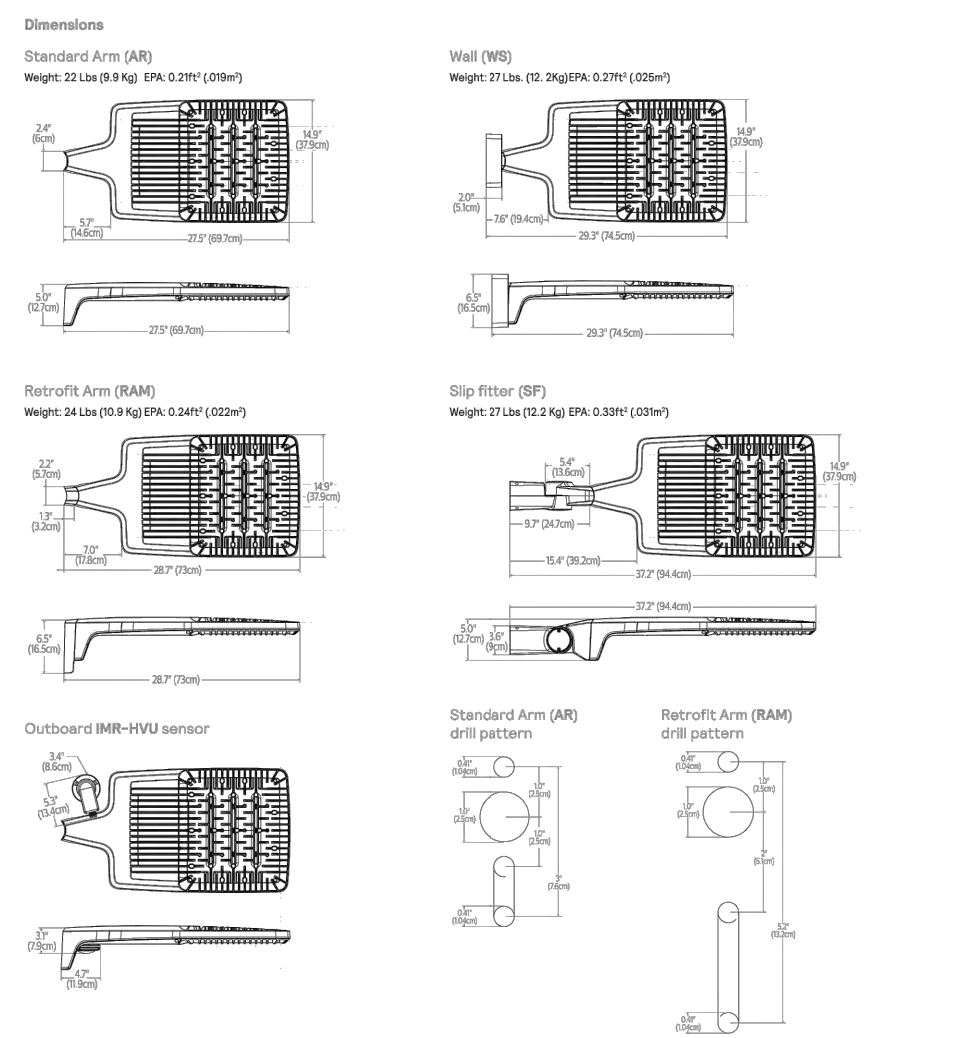
ROUTE No. 46



- LIGHTING NOTES**
1. THESE CALCULATIONS ARE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA.
 2. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT CONDITIONS AND OTHER FACTORS CAN AFFECT ACTUAL RESULTS.
 3. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).
 4. LUMINAIRE SUBSTITUTIONS MUST BE OF SAME FORM AND EQUAL PERFORMANCE. SUBMITTALS WITHOUT PHOTOMETRIC DATA AND SUBSTANTIATING POINT-BY-POINT ANALYSIS WILL NOT BE CONSIDERED.
 5. ELECTRIC SERVICE TO BE PROVIDED BY UNDERGROUND CABLE CONNECTION.
 6. PROPOSED DECORATIVE LIGHTING TO BE USED THOUGHT THE PARKING AREA. THESE TO BE THE HOLOPHANE GRANVILLE SERIES OR APPROVED EQUIVALENT.
 7. LIGHTING LEVELS AT THE PROPERTY LINES SHALL NOT EXCEED 1.0 FC.
 8. LIGHTING SHIELDS TO BE PROVIDED ON PROPOSED LIGHTING FIXTURES AS REQUIRED TO REDUCE SPILLAGE ONTO ADJACENT PROPERTIES.
 9. PROPOSED LIGHTING DESIGN SUBJECT TO THE BOROUGH OF TETERBORO ENGINEERING DEPARTMENT APPROVAL.

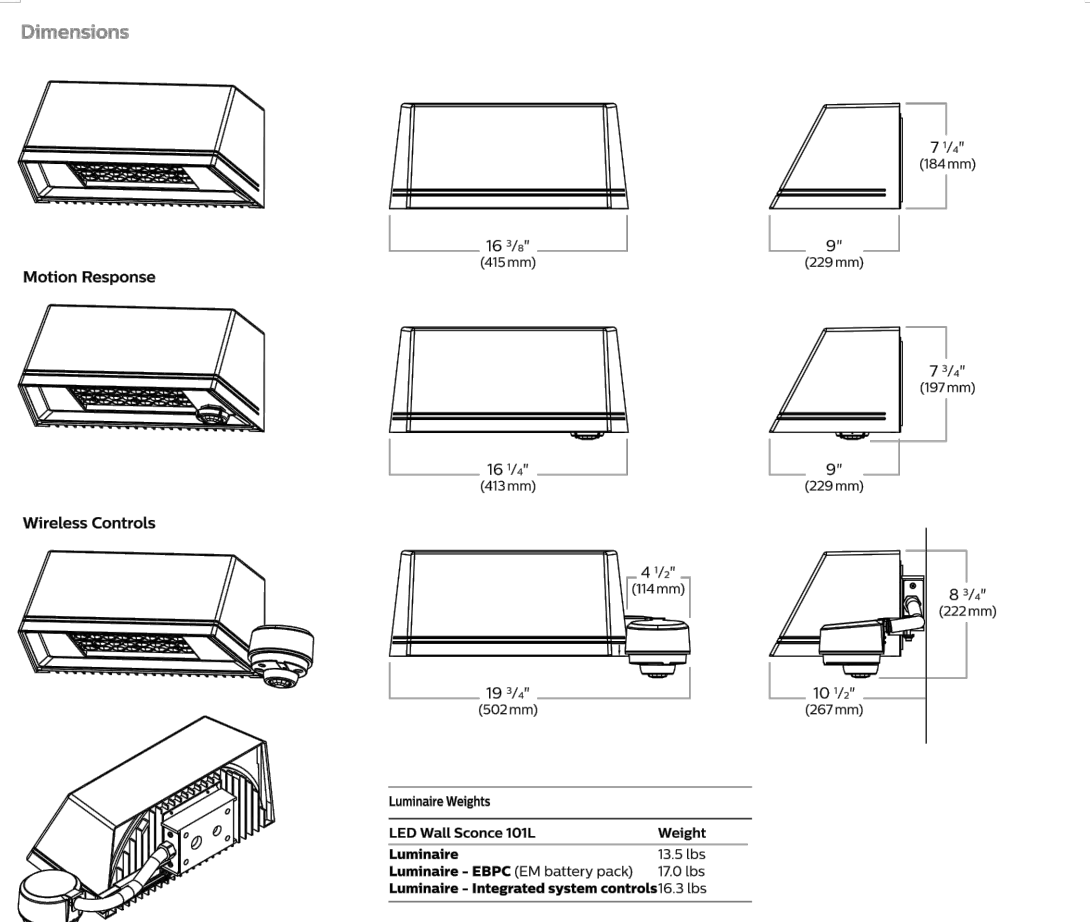


ECF-S EcoForm small Area luminaire



101L Sconce LED

Luminaire Accessories (order separately)		
Mounting accessories	System accessories	
Wall Mount	Wireless system remote module	
MS - Wall Mounted Box for Surface Control	LED 20-25' 20' - 25' (10' - 15' typical)	
	Control Remote Module Response	
	MS-2-25' 20' - 25' (10' - 15' typical)	
	MS-2-25' 20' - 25' (10' - 15' typical)	



PROPERTY INFORMATION

STREET ADDRESS	25 CENTRAL AVE.
OWNER NAME	LORENZON FOOD GROUP (JOHN LORENZO)
MAILING ADDRESS	196 COOLIDGE AVENUE, ENGLEWOOD, NEW JERSEY 07631
BLOCK 308 LOT	6
BOOK / PAGE	07776 / 00204

- LEGEND**
- CONCRETE SURFACE
 - PROP. BIT. SURFACE
 - EXIST. BIT. SURFACE
 - CRUSHED STONE
 - TREE TO BE REMOVED
 - PROP. GRATE
 - IRON
 - SPIKE
 - MAN HOLE
 - DRAINAGE SWALE
 - PROPOSED CLEANOUT
 - GAS LINE
 - BUILDING ENVELOPE
 - WATER MAIN LINE
 - CENTER LINE
 - TO BE REMOVED



LIGHTING PLAN

OF LOT 6 IN BLOCK 308
AS SHOWN ON THE TAX MAP OF THE
BOROUGH OF TETERBORO
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 20' DATE: 09.24.2021

STEVEN L. KOESTNER
P.E. & L.S. NJ LIC. # 27901 / NY LIC. # 50865
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 514 HACKENSACK, N.J. 07602